



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 25, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Highland Estates Unit 3 (Enclave) 22-11800049

SUMMARY:

Request by Lloyd A. Denton, Jr., SA Highland Estates, Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 3 (Enclave) Subdivision, generally located southeast of the intersection of East Borgfeld Drive and Blanco Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: January 10, 2023.

Applicant/Owner: Lloyd A. Denton, Jr., SA Highland Estates, Inc.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Planning Coordinator, 210-207-8264

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: MDP #20-11100033, Highland Estates, accepted on February 23, 2021.

ISSUE:

Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve Plats that conform to State Law and the Unified Development Code.

RECOMMENDATION:

Approval of a Subdivision plat that consists of 29.616 acre tract of land, which proposes forty-one (41) of single-family residential lots, four (4) non-single family residential lots, and approximately three thousand nine hundred one (3,901) linear feet of private streets.